

Lower Paxton Township
PLANNING COMMISSION

MEETING MINUTES

February 05, 2014

COMMISSIONERS PRESENT

Fredrick Lighty
Ernest Gingrich
Roy Newsome
Dennis Guise
Douglas Grove
Robin Lindsey

ALSO PRESENT

George Wolfe, Lower Paxton Township Manager
Jason Hinz, HRG. Inc.
Tim Smith, DCPC

CALL TO ORDER

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm on the above date in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mr. Gingrich led the recitation of the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Lighty tabled the minutes for November 6, 2013, December 4, 2013.

NEW BUSINESS

Preliminary/Final Subdivision Plan #13-21 for 59, 60, 61 Homeowners Association and Maria T. DiSanto.

Mr. Wolfe introduced the Preliminary/Final Subdivision Plan #13-21 for 59, 60, 61 Homeowners Association and Maria T. DiSanto. The purpose of this plan is for lot addition only. The existing Lot 61

will gain a 0.196 acre addition from proposed Lot 61B. The proposed Lot 61 will contain 3.494 acres and the proposed Open Space J-1-A will contain 3.464 acres. The property is located north of Bennington Drive, east of Minglewood Road and west of Parkway East. The property is served by public sewer and public water and is zoned RC, Residential Cluster. (The property was formerly R-1, Low Density Residential District.

The applicant has requested two waivers :

- a. 180-403.C.4, which pertains to showing the existing natural features 100' beyond the property boundary.
- b. 180-403,C,5, which pertains to showing the existing utilities 100' beyond the property boundary.

Mr. John DiSanto are here representing the plan and the Homeowners Association.

Mr. DiSanto stated that the lot plan is 25% open space and was never at 40%.The HOA documents were emailed to Ms. Moran.

Mr. Newsome asked about the access to Mark DiSanto's house. Mr. DiSanto stated it is a common driveway. Mr. DiSanto talked about changing the open space, the boundary and pond area, and all he is requesting is to straighten the line. The utilities are not identified within the 100 feet beyond property boundary. There are fields and no features.

Mr. Guise asked about the open space not being 40% where the original lines were drawn. Mr.DiSanto answers that in 1993 they did not separate the Blue Meadow Farms. Open Space was 25% of the three lots and a small Home Owners Association. Mr. Guise asked before the Association broke apart, would the Open Space have been 40%? Mr. Wolfe answered that in 1980's the plan was approved-PRD.

Mr. DiSanto says that Open Space doesn't met the 40%. Mr. Wolfe says that the deed restriction is 400 feet beyond both parcels, that plenty of Open Space is not designated. Mr. DiSanto cannot answer at

this time but just wants to move the boundary and is not planning on building. Mrs. Lindsey asks if they were going to build a house? Mr. DiSanto says the lot just sat there for 20 years, it is a legal divided lot with utilities.

Mr. Lighty asked for Mr. Wolfe's recommendation. Mr. Wolfe suggested the plan be moved forward.

Mr. Newsome asked what is needed for this? Mr. DiSanto answered that he wants to simply clean up the paperwork now instead of later. Mr. Newsome stated that makes sense.

Mr. Hinz questioned the stream fed pond and the provisions in the ordinance regarding set back to the stream. Is mandatory set back recorded? Mr. Wolfe stated that it could be Open Space. Mr. DiSanto questions the set back? Mr. Hinz answered that the distance of 20 feet top of the bank. Mr. DiSanto does not agree. Mr. Guise requested that the stream is shown on the plan. Mr. DiSanto says the pond and the property line. Mr. Hinz says this area is heavily wooded, also asks if there were links sent to Dauphin County in the reported deeds? Changing the lot lines doesn't change the utilities sufficiently, but could add utilities to the adjacent property owner, which concurs with the second waiver. Mr. Hinz says to document thru Open Space, easements usage with use of utilities, Public Easements, Public Water and Public Sewer. Mr. Wolfe stated that it could be private laterals.

There were no County comments. Mr. Lighty said no natural features? It would be hard to put a grid together. Mr. DiSanto stated that the trees and pond are documented, but there is nothing else but fields. Mr. Lighty stated that may satisfy the ordinance. Mr. Newsome questioned the area at head of stream and at the head of pond. Is it on your property or not? Natural features are the stream. Mr. Gingrich asked if the stream is at the point of the property coming to the pond? The pond needs to be logically shown on the plan and the contours of the stream are not shown. Mr. Newsome stated that each tree does not need to be shown, just the natural features at issued in this discussion. Mr. Guise suggested that the waiver be granted except the concerns of the natural feature of the pond. Mr.

Newsome agrees with the Engineer and the Natural features plus the set back shown on the plan; stream shown and set back of the stream shown on the plan. Mr. Guise believes it over complicates the plan. Mr. Gingrich believes that the set backs are of no purpose in this plan.

Mr. Guise made a motion to recommend approval of the Preliminary/Final Subdivision Plan for 59, 60 & 61 Homeowners Association and Maria T. DiSanto, and waivers, except that the stream and utilities must be shown. Mrs. Lindsey seconded the motion, and the motion passed unanimously.

Special Exception via Docket #SE14-02

For Property Located at 4240 Locust Lane

Elena and Thomas Lupinetti

Mr. Wolfe stated that the applicant seeks a Special Exception to permit the expansion of the nonconforming non-residential use by more than 5% total floor area. The applicant is proposing to construct a small addition (two-story stair tower) to the existing building at the building's southeast corner. The stairway is being proposed to provide a greater level of safety, comfort and convenience to the patients when they enter and leave the building. Currently, all of their patients must negotiate several concrete steps and walks, which are uncovered, to enter and exit the main floor of the building.

There was no one present to represent the plan.

Mr. Newsome questioned if there are elevators in the building? Mr. Wolfe stated he did not know. Mr. Newsome questioned if patients are served on the second floor? Mr. Wolfe stated that that is the reason for the Special Exception.

Mr. Guise moved the motion for the Special Exception via Docket #SE14-02 for property located at 4240 Locust Lane for Elena and Thomas Lupinetti be reviewed by the Zoning/Hearing Board. Mr. Grove seconded the motion, and the motion passed unanimously.

County comments –

Mr. Smith stated that an outreach will be held February 26, 2014 from 12pm – 1pm at the Derry Township Building .Discussion will be on Permit Extensions and The Right to Know. Register on Dauphin County website.

At 7:37pm. The Planning Commission conducted eight interviews for the two positions on the Planning Commission Board.

The meeting reconvened at 9:35pm

Appointments To The Planning Commission

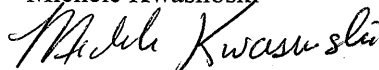
The Planning Commission recommended appointment of two interviewees to the Board of Supervisors. They are: Mr. Stephen Libhart and Mrs. Lori Staub. Mr. Lighty stated that the vote was unanimous and the merits superb. Mr. Guise would like to add that all the candidates were very impressive.

Next Meeting March 5, 2014

Mr. Newsome moved the motion to adjourn the meeting and Mr. Grove seconded the motion.

Meeting adjourned at 10:05pm.

Michele Kwasnoski


Recording Secretary